



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
PO BOX 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

EILEEN SWAN
Executive Director

November 1, 2006

Honorable Thomas J. Molnar, Mayor
Township of West Amwell
150 Rocktown-Lambertville Road
Lambertville, NJ 08530-3509

Dear Mayor Molnar:

As you are aware, the Department of Environmental Protection (DEP), Division of Watershed Management is currently reviewing the Township's proposed Wastewater Management Plan. The Department is also assisting the Office of Smart Growth along with other agencies with West Amwell's petition for Initial Plan Endorsement. Though the Department's action on the Water Quality Management Plan will proceed independently, the Department remains committed to assisting OSG and West Amwell with development of appropriate tools to implement a growth management strategy that meets both local goals and those of the State Development and Redevelopment Plan (State Plan).

At this time, the Department offers to assist West Amwell in evaluating the development potential that exists along the Routes 179 and 31 corridors in contrast with the waste water treatment capacity available to your Highway Commercial Corridor. The purpose of this evaluation would be to assist the Township in developing meaningful strategies for managing future growth through the use of various planning strategies such as: clustering; open lands ratio; lot size averaging, Transfer of Development Rights; and/or Center-based Development. The Office of Smart Growth staff and other state agencies, in particular Department of Agriculture, would also provide assistance in this effort. Consideration and implementation of tools such as these is intended to assist with promotion of your agricultural retention goals in a manner that would be consistent with the State Plan and thus could be endorsed by the State Planning Commission.



Honorable Thomas J. Molnar, Mayor

Page Two

November 1, 2006

If you are amenable to this level of technical assistance, we look forward to discussing the matter further and subsequently developing a strategy and timetable for the requisite action items. Please call your area planner, Barry Ableman for further assistance.

Sincerely,

Eileen Swan
Executive Director
Office of Smart Growth
Protection

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Zellner". The signature is fluid and cursive, with the first name "Adam" and last name "Zellner" clearly distinguishable.

Adam Zellner, Deputy Commissioner
for Policy and Legislative Affairs
Department of Environmental

c: Monique Purcell, Department of Agriculture